



**2401, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2198865



\$415,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 864 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 330 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: None

Welcome to your next home in Seton Summit! This spacious, fourth floor, 860+ square foot unit provides plenty of natural sunlight with its south facing balcony. The large quartz island adds to the functionality of the kitchen that boasts lots of storage room, soft close drawers & cupboards, and stainless steel appliances. The spacious main bedroom features an ensuite with a large shower, bathtub and his & hers sinks! The second, four piece bathroom is private, spacious, and ideal for guests, a roommate, or kids! Ample storage can be found in the closets, laundry room (with Samsung washer and dryer), and the leased secured storage unit found in the parking garage. This condo is close to everything including the South Health Campus, shopping, grocery stores, the YMCA, and Stoney Trail!